This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Murfreesboro, Tennessee 37215

MAP & PARCEL: 105074B00100CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jonathan A. Lanning and Betty C. Lanning
513A Moore Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20160063105 DEEDWARR
Recvd: 07/22/16 09:52 2 pgs
Fees:13.00 Taxes:1772.30
20160722-0075542

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **EWING HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **JONATHAN A. LANNING AND BETTY C. LANNING, BOTH UNMARRIED**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit A, as shown on the Plan of 513 Moore Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150901-0088881, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING the same property conveyed to Ewing Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ewing Capital Group, LLC, a Tennessee limited liability company, dated August 27, 2015, appearing of record in Instrument No. 20150901-0088882, of the Register's Office of Davidson County, Tennessee.

BEING a portion of the same property conveyed to Ewing Capital Group, LLC, by Warranty Deed from Richard S. Smith and Dorothy L. Clark, Conservators for Doxie F. Smith, December 23, 2013, appearing of record in Instrument No. 20140103-0000730, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 137, page 91, and as depicted on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 513 Moore Avenue Townhomes of record in Instrument No. 20150901-0088881; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of 513 Moore Avenue Townhomes Subdivision of record in Instrument No.20150901-0088881, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 513A Moore Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the _____ day of July, 2016.

EWING HOLDINGS, LLC

BY: _____
Anthony E. Ewing, Member Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public, personally appeared **ANTHONY E. EWING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **Member Manager** of **EWING HOLDINGS, LLC, a Tennessee Limited Liability Company,** and that he as such **Member Manager**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 19th day of July, 2016.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$479,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 19th day of July. 2016.

_____
NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY